

WHEN RECORDED RETURN TO:

Richland City Clerk's Office
625 Swift Boulevard, MS-07
Richland, WA 99352

ORDINANCE NO. 02-21

AN ORDINANCE of the City of Richland amending Title 23: Zoning Regulations of the Richland Municipal Code and the Official Zoning Map of the City to change the zoning on 3.1 acres from Agricultural (AG) to Neighborhood Retail (C-1); said property being generally located at the northwest corner of the intersection of Steptoe Street and Center Parkway, and adopting the findings and conclusion of the Richland Hearing Examiner as the findings and conclusions of the Richland City Council.

WHEREAS, on January 11, 2021, the Richland Hearing Examiner held a duly advertised public hearing to consider a petition from Richland 132, LLC d/b/a Hayden Homes to change the zoning of the property generally located at the northwest corner of the intersection of Steptoe Street and Center Parkway; and

WHEREAS, on February 2, 2021, the Richland Hearing Examiner issued a written decision recommending approval of the requested rezone; and

WHEREAS, after holding a closed-record review hearing, Richland City Council has considered the record created at the January 11, 2021 public hearing and the written recommendation of the Richland Hearing Examiner.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. The findings and conclusions of the Richland Hearing Examiner, as provided in the February 2, 2021 written recommendation, are hereby adopted as the findings and conclusions of the Richland City Council.

Section 2. It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below is Neighborhood Retail (C-1) when consideration is given to the interest of the general public.

Section 3. Said property, depicted in **Exhibit A**, attached hereto and incorporated by reference, is more particularly described as follows:

LOT 8, CLEARWATER CREEK PHASE 3. PARCEL IDENTIFIED BY
BENTON COUNTY PARCEL IDENTIFICATION NUMBER 1-0188-103-0 - HOK
000-008

Section 4. Such property is rezoned from Agricultural (AG) to Neighborhood Retail (C-1).

Section 5. Richland Municipal Code Title 23 and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said Title, are hereby amended by amending Sectional Map No. 20, which is one of a series of maps constituting said Official Zoning Map, as shown on the attached **Exhibit B**, and bearing the number and date of passage of this Ordinance, and by this reference made a part of this Ordinance and of the Official Zoning Map of the City.

Section 6. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this Ordinance and the attached amended Sectional Map No. 20, duly certified by the City Clerk as a true copy.

Section 7. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 2nd day of March, 2021.




Ryan Lukson, Mayor

Attest:



Jennifer Rogers, City Clerk

Approved as to form:

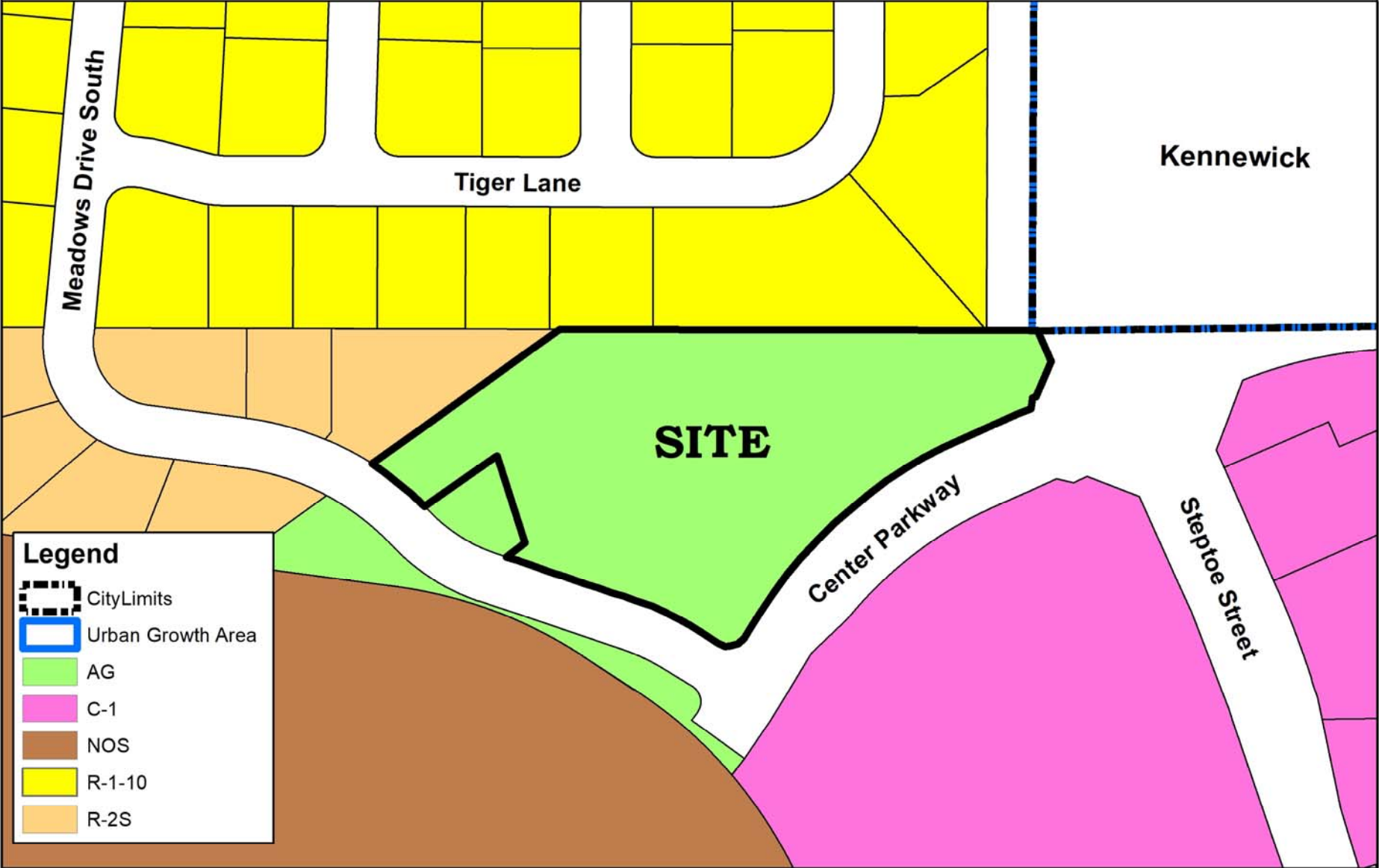


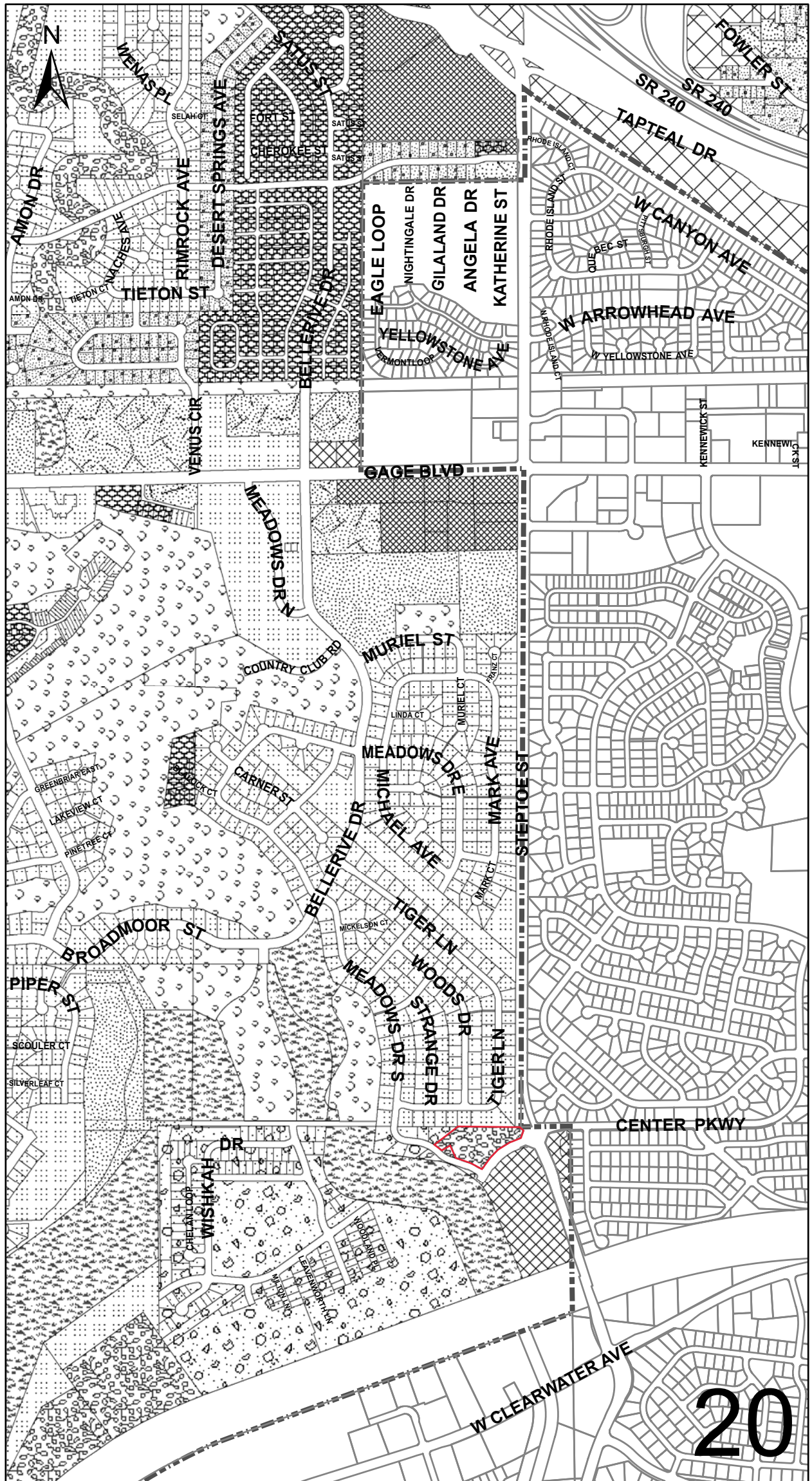
Heather Kintzley, City Attorney

Date Published: March 7, 2021

Zoning Map

Item: Rezone AG to C-1
Applicant: Richland 132, LLC (Hayden Homes)
File #: Z2020-105





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